

March 27, 2015

NOTICE OF APPLICATION
Zydek Short Plat
205 SW Gibson Lane
SP15-00001

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing a Notice of Application and opportunity for public comment on a short plat application to subdivide a 23,856 SF (0.55 acres) site into 2 lots for construction of single family residences.

Project Description: The proposal is to subdivide a 23,856 SF (0.55 acres) site into 2 lots for construction of single family residences. There is currently a deteriorating house on the site which will be removed. There is an off-site intermittent Class 3 stream to the east of the site and the 50-foot buffer extends onto the southeast corner of the subject property. There are also moderate and severe coal mine hazard areas identified along the south boundary of the site. The proposed lots (11,928 SF) provide sufficient lot area to avoid the coal mine hazards and stream buffer area on the parcel. Access to the proposed lots is off SW Gibson Lane.

Location: 205 SW Gibson Lane

Comment Period: There is a 14-day public comment period for this Notice of Application. Individuals may provide comments by **5:00 p.m. April 10, 2015**. All comments received will be documented in the project file, become part of the public record, and will be considered in review of the project. Please send written comments to: Peter Rosen, City of Issaquah, P.O. Box 1307, Issaquah, WA. 98027, or by e-mail: peterr@issaquahwa.gov.

Property owner, Mortgagee, Lien holder, Vendor, Seller, etc. - Please share this notice with tenants and others in your neighborhood who may be interested in this project.

Permit Process: The proposal will require environmental review (SEPA) and approval of the short plat application. The permit decision is administrative and there will not be a public meeting or hearing. The permit decision may be appealed to the City's Hearing Examiner.

If you would like to receive a copy of the short plat decision, please reply and request to be a party of record.

Date of Application: February 13, 2015

Complete Application: March 9, 2015

Date of Notice of Application: March 27, 2015

Information Available for Review: Application materials and plans are available for review at the Issaquah Development Services Department and the Permit Center, City Hall Northwest, 1775 12th Avenue NW, Issaquah (next to Holiday Inn and behind Lowe's).

If you would like additional information regarding this application or have questions or comments, please contact Peter Rosen at (425) 837-3094 or by email at peterr@issaquahwa.gov

Sincerely,
DEVELOPMENT SERVICES DEPARTMENT

Peter Rosen
Senior Environmental Planner

Enclosures: Vicinity Map, Short Plat Plan